

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9588 Jeane L. Dixon, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 21, 1968.

ORDERED:

That the appeal for permission to amend Condition (a) of BZA Order in Appeal No. 396, dated September 21, 1940, to permit first and second floors as one apartment other than janitor or resident manager at 1765 N. Street, N.W., lot 810, Square 158, be granted.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. The rear of the property is improved with a 2-story brick structure which is accessory to the apartment building located on the front of the lot.
3. It is proposed to use the first floor and the second floor of this accessory structure as one apartment unit for other than occupancy by the janitor or the resident manager, in connection with the existing apartment building.
4. In Appeal No. 396, dated September 21, 1940, the Board of Zoning Adjustment permitted the accessory building to be used for human habitation, but limited occupancy to one apartment on the second floor of the building. In addition, such apartment was only to be used by the janitor or resident manager, of the apartment building.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the relief requested by the appellant must be granted. To allow the use of the accessory structure as one apartment for occupancy other than janitor or resident manager will not have an adverse effect upon the

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present character and future development of the neighborhood and will not be detrimental to the public good nor substantially impair the prupose, intent or integrity of the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE DATE OF THIS ORDER.